



COUNTY OF PLACER
Community Development Resource Agency

Michael J. Johnson, AICP
Agency Director

PLANNING

E.J. Ivaldi
Deputy Planning Director

MEMORANDUM

Hearing Date: January 7, 2015
Hearing Time: 1:45 PM

DATE: December 30, 2014

TO: Zoning Administrator

FROM: Development Review Committee

SUBJECT: PLN14-00184 – Minor Use Permit Modification for Winter Wonder Grass Music and Brew Festival

OWNER/APPLICANT: Squaw Valley Real Estate, LLC

STAFF PLANNER: Stacy Wydra, Senior Planner

ZONING: Squaw Valley General Plan, VC – “Village Commercial”, FR – “Forest Recreation”, CP – “Conservation Preserve”

LOCATION: 1960 Squaw Valley Road, Olympic Valley, “Squaw Valley Resort Parking Lot”

APN: 096-540-016

PROPOSAL:

The applicant requests approval of a modification to the approved Minor Use Permit to allow for a three-day winter music event, “Winter Wonder Grass Music and Brew Festival”, to occur within the parking lot of the Olympic Valley Inn. Access to the project site is off of Squaw Valley Road via State Highway 89 in Olympic Valley, California.

CEQA COMPLIANCE:

The proposed project has been deemed Categorical Exempt per Section 18.36.060 Class 4 F – “Minor alterations to land” of the Placer County Environmental Review Ordinance and Section 15304 of the California Environmental Quality Act (CEQA). The exemption is applied to “minor temporary use of land having negligible or no permanent effects on the environment, including carnivals, outdoor festivals/concerts, etc.”.

DISCUSSION:

General Plan / Zoning Consistency:

Outdoor festivals/concerts, etc. may be authorized in any district provided that a Minor Use Permit is first approved for the event per Section 17.56.300(B)(b) *Temporary Uses and Events, Outdoor Festival/Concerts, etc.* The event will be located at the Squaw Valley Ski Resort, within the Village Commercial land use designation. Staff concludes that the Minor Use Permit can be supported in that the project proposal and design meets the intent of the Village Commercial land use designation of the Squaw Valley General Plan. Specifically, the intent of creating a "Village Commercial" land use district is to allow for and guide development of an environment that will be interesting to people on foot, that would promote interaction between people, and that would remove or reduce pedestrian competition with the automobile. As the focal point of a destination ski resort, development occurring within this district must be equally oriented to the ski hill and the major pedestrian/vehicular access points. Commercial and tourist residential uses are encouraged to be provided within the same structure. The area so designated in the Squaw Valley General Plan has strong potential for complementary development, attracting both residents and visitors to the village core and thus promoting the social and economic vitality of the entire area.

Background:

A Minor Use Permit (PMPB 20130287) was approved for a winter event known as "Last Chair Music Festival" in November of 2013. Similar to "Last Chair Music Festival, "The Ski Tour" was a ski and music festival, approved in 2007, which was held one time during the winter at the Squaw Valley Ski Resort. No issues were raised about the winter event. However, the applicants discontinued the winter event over the past few years resulting in the need for a Minor Use Permit for the "Last Chair Music Festival". The applicants have changed the name of the event to "Winter Wonder Grass Music and Brew Festival". The modification is required for the consideration of a new location for the "Winter Wonder Grass Music and Brew Festival" event to be held.

Proposal:

This Minor Use Permit Modification application is for a three-day winter music event known as "Winter Wonder Grass Music and Brew Festival" which intends to return to Squaw Valley each winter. The Minor Use Permit Modification request is to allow for the location of the event to be located in the Olympic Valley Lodge parking lot. The event was originally approved in parking lot "C", adjacent to Village East Road. The music was originally approved to occur from 5 pm and end at 11 PM on Thursday and Friday, and Saturday nights the music is proposed to end at midnight. The modification proposes the event beginning each day at 2:30 PM and ending by 10 PM on Friday and Saturday and 9 PM on Sunday.

The size of the parcel is 10.7 acres (APN 096-540-016) and is currently used as "overflow" parking for the Squaw Valley ski resort. The tents on the festival site will range in size from 10'x10' to 40'x80'. These tents will allow ample room for the stage, merchandise, food, bars, medical, security, kid's zones, VIP, hospitality, vending, and side stages. The tents and area for the event will displace overflow parking spaces that would normally be used for parking at the ski area. The displacement of these parking spaces will pose no issue as parking spaces are ample during this time period, as the ski hill closes at 4PM. Skier traffic typically leaves the parking lot between 2 PM and 4 PM, when the mountain closes therefore, providing enough parking spaces for concert goers during the event. Additionally, it is the intent of the promoter that persons attending the event have skied at Squaw Valley during the day.

No additional major grading or disturbance will be necessary for the proposed event with the exception of the driving of the tent stakes which will be minor disturbance.

Noise - Music Concerts:

The stage within the tent will be positioned so that it faces towards the entrance into Squaw Valley and Squaw Valley Road to reduce and refocus any residual sound that comes from the stage. The concerts are proposed to end at 10 PM on Friday and Saturday nights and 9 PM on Sunday. There are no electronic acts as the music is acoustically based which will also assist in less noise impacts.

The Placer County General Plan provides for on-site Sound Level Standards, specifically during the daytime from the hours of 7 a.m. to 10 p.m. the maximum Hourly Leq, dB shall not exceed 55 and in the nighttime from 10 p.m. to 7 a.m. the maximum Hourly Leq, dB shall not exceed 45. To ensure that these noise levels are maintained, staff is recommending the same condition of approval, requiring a noise meter be located on the project site and the noise measured each half hour during the music events. This measurement will monitor the noise levels of the event and ensure that the sound levels are consistent with the requirements of the General Plan. The exterior sound levels will be required to be measured at the fence line.

Security and Communication Plan:

The applicants will provide for proper barricades and security during the concerts to maintain crowd control and public safety. The fence enclosure will ensure that the activities are contained within this area and no impacts to the adjacent users and Squaw Creek. To ensure consistency with the regulations and requirements of the Squaw Valley Fire Department, the event will meet with the Fire Chief of Squaw Valley Fire Department to develop a communication plan for emergency purposes in compliance with the Fire Department's requirements.

It is staff's conclusion that applying techniques such as, the orientation of the music and location of the stage, the event taking place during the winter months, the music venue and artists, noise monitoring, security and compliance with the recommended conditions of approval, the proposed event will not negatively impact surrounding residential and commercial uses should the Minor Use Permit Modification be approved.

RECOMMENDATION:

Staff recommends the Zoning Administrator (ZA) determine the Minor Use Permit Modification for the project to be categorically exempt from the California Environmental Quality Act (CEQA). Staff recommends approval of the Minor Use Permit Modification (PLN 2014-00184), allowing for the special event known as Winter Wonder Grass Music and Brew Festival to occur for three nights of music ending at 10 PM on Friday and Saturday and 9 PM on Sunday based on the following findings and subject to the recommended conditions of approval.

FINDINGS:

CEQA COMPLIANCE:

Environmental Review / California Environmental Quality Act (CEQA):

1. *This project is categorically exempt from the provisions of CEQA per Section 18.36.060 (Class 4,F.) [Minor alterations to Land] of the Placer County Environmental*

Review Ordinance, October 4, 2001. Class 4 consists of minor public or private alterations in the condition of land, water, and/or vegetation which do not involve removal of mature, scenic trees except for forestry and agricultural purposes. Examples include minor temporary use of land having negligible or not permanent effects on the environment, including carnivals, outdoor festivals/concerts, sales of Christmas trees, arts and crafts fairs, etc.. The proposed project is a temporary event that will not require any alterations to the existing conditions of the parking lot or ski hill. Furthermore, no trees are proposed to be removed for the temporary event. The project will not threaten the habitat for endangered, rare or threatened species. Approval of the project would not result in significant effects relating to traffic, noise, air quality or water quality, and the site will continue to be served by public water and sewer. Therefore, based upon the above discussion staff concludes the above finding can be made and supported.

MINOR USE PERMIT:

Approval or conditional approval of the minor use permit modification request may be granted only when the Zoning Administrator first determines that the Minor Use Permit satisfies the criteria set forth in California Government Code Section 65906 and those requirements of Sections 17.58.120 and 17.58.140, by finding that:

- 1. The site for the proposed use is physically suitable for the type and density/intensity of development being proposed and adequate in size and shape to accommodate the use and all fences and walls, landscaping, loading, parking, yards, and other features required by the Zoning Ordinance.**

The subject area is within the development of the Squaw Valley resort. The resort is rather large containing approximately 10.7 acres. The OVL parking lot is flat, is currently paved and used as the overflow parking area for the employees and for skiers in the winter time when parking is in its greatest demand. The site is physically suitable for the proposed project in that it is currently utilized as a parking lot. The temporary use of the parking lot as a staging area for the temporary event is most suitable in that no additional disturbance, such as tree removal, would be required. Therefore, it can be concluded that the project parcel is physically suitable for the temporary events. This finding is further supported by the results of the event held since 2011.

- 2. The proposed use is consistent with all applicable provisions of Chapter 17.58.140 (Permit Issuance) and any applicable provisions of other chapters of the Squaw Valley General Plan and Zoning Ordinance and the Village Commercial and Forest Recreation zoning districts.**

Outdoor festivals/concerts, etc. may be authorized in any district provided that a Minor Use Permit is first approved for the event per Section 17.56.300(B)(b) Temporary Uses and Events, Outdoor Festival/Concerts, etc. The event is proposed to be located at the Squaw Valley Ski Resort, within the Village Commercial land use designation. The minor use permit modification for the music event can be supported in that the project proposal and design meets the intent of the Village Commercial land use designation of the Squaw Valley General Plan. Specifically, the intent of creating a "Village Commercial" land use district is to allow for and guide development of an environment that will be interesting to people on foot, that would promote interaction between people, and that would remove or reduce pedestrian competition with the automobile. As the focal point of a destination ski

resort, development occurring within this district must be equally oriented to the ski hill and the major pedestrian/vehicular access points. Commercial and tourist residential uses are encouraged to be provided within the same structure. The area is also designated in the Squaw Valley General Plan has strong potential for complementary development, attracting both residents and visitors to the village core and thus promoting the social and economic vitality of the entire area. Subject to the conditions of approval, staff concludes that the above finding can be made for the proposed event.

3. **The proposed use is consistent with applicable policies and requirements of the Placer County General Plan, Placer County Zoning Ordinance, Squaw Valley General Plan and Zoning Ordinance, and that any specific findings required by any of the plans are made.**

It can be determined that the temporary event will be consistent with the applicable policies and requirements of the Placer County General Plan, Placer County Zoning Ordinance, Squaw Valley General Plan and Zoning Ordinance. Staff has not found any inconsistencies with the project proposal and believes that based upon compliance with the recommended conditions of approval, this finding can be made.

4. **The establishment, maintenance or operation of the proposed use or building will not, under the circumstances of the particular case, be detrimental to the health, safety, peace, comfort and general welfare of people residing or working in the neighborhood of the proposed use, or be detrimental or injurious to property or improvements in the neighborhood or to the general welfare of the County; except that a proposed use may be approved contrary to this finding where the granting authority determines that extenuating circumstances justify approval and enable the making of specific overriding findings.**

The special winter music event, Winter Wonder Grass Music and Brew Festival, is proposed to be located entirely within the confines of the subject parcel. The proposed event will comply with the development standards and it can be found that by imposing the conditions of approval, the event will not be detrimental to the health, safety, peace, comfort and general welfare of the people residing or working in the neighborhood of the proposed use or be detrimental or injurious to properties or improvements in the neighborhood or to the general welfare of the County. Furthermore, the event is a temporary event which will occur over three days consisting of music on Friday, Saturday and Sunday and are within reasonable hours compatible with surrounding residents and commercial uses. The location of the stage and the type of music will also assist in ensuring that there are no impacts to surrounding neighborhoods or to the general welfare of the County.

5. **The proposed project or use will be consistent with the character of the immediate neighborhood and will not be contrary to its orderly development.**

The special winter music event, Winter Wonder Grass Music and Brew Festival, is consistent with the character of the neighborhood in that special events frequently take place at the Squaw Valley resort. Furthermore, the special event will be consistent with the vision of the Squaw Valley General Plan. Furthermore, the proposed special winter event will be governed by specific conditions of approval ensuring that the event will be orderly and consistent with the character of the neighborhood.

6. The proposed project will not generate a volume of traffic beyond the design capacity of all reads providing access to the project, either those existing or those to be improved with the project unless a specific design deficiency is acknowledged and approved in conjunction with the adoption of a general plan or community plan applicable to the area in question.

The site is served by streets and parking areas that are adequate in width and pavement type to carry the quantity and type of traffic generated by the proposed special event. Due to the temporary nature of the special event, and that the event in taking place during the evenings in the winter will not conflict with skier traffic, the additional traffic generated by the special event will not cause a significant impact. Furthermore, the conditions of approval require the applicant to coordinate with the Squaw Valley Fire Department to develop a communication plan for emergency purposes. The project will continue to maintain a traffic volume typical for the Squaw Valley Ski Resort and the proposed traffic generated will not impact the surrounding existing uses.

Attachments:

Attachment A - Planning Services Division
Attachment B - Engineering and Surveying Division
Attachment C - Department of Environmental Health Services
Attachment D - Project Plans

cc: Engineering and Surveying
Environmental Health Department
File
Owner
Applicant

**PLANNING SERVICES DIVISION
RECOMMENDED CONDITIONS OF APPROVAL
~~MINOR USE PERMIT MODIFICATION – PLN14-00184~~
WINTER WONDER GRASS MUSIC AND BREW FESTIVAL**

1. The Minor Use Permit Modification (PLN14-00184) is approved for a music event known as "Winter Wonder Grass Music and Brew Festival" to be held within the winter for three days of music. The music will commence on Friday and Saturday shall end by 10 PM and 9 PM on Sunday. The special event is allowed to be located within the Olympic Valley Lodge parking lot (APN 096-540-016) as described within this staff report and as described within the project description and as shown on the site plan, except as modified by the conditions of approval.
2. The effective date of approval shall be January 7, 2015, unless the approval is appealed to the Planning Commission. In accordance with Sections 17.58.140(D) and 17.58.160(B)(1) of the Zoning Ordinance, the approval of the variance shall be valid for twenty-four (24) months after its effective date. At the end of that time, the approval shall expire and become null and void unless the time limits of the minor use permit are extended per Section 17.58.160(B)(1).
3. The Planning Director may authorize minor alterations to the approved plans and conditions of approval in accordance with Section 17.58.180(A) of the Zoning Ordinance. Major changes and alterations to the approved plans and conditions of approval shall be reviewed and approved by the Zoning Administrator in accordance with Section 17.58.180(B) of the Zoning Ordinance.
4. Set-up for the event shall occur no earlier than three days prior to the event and conclude no later than three days after the event for take down/clean up. Clean-up, including a litter patrol and equipment removal, i.e. tents, shall be completed by the third day.
5. The event: "Winter Wonder Grass Music and Brew Festival" activities and events shall be confined to the OVL parking lot, the ski hills of Squaw Valley ski resort, the pedestrian Village of Squaw Valley and the existing businesses within the Village, i.e. restaurants and bars and as depicted on the submitted and approved site plan.
6. Prior to the beginning of the event, including set-up, the applicant shall provide an insurance liability policy of at least \$2,000,000.00 associated with the "Winter Wonder Grass Music and Brew Festival" activity/event and name Placer County as an additionally insured party to that policy.
7. Prior to the beginning of the event, including set-up, the applicant shall obtain and keep current a Placer County Business License. A Placer County Business License can be obtained from the Treasure - Tax Collector (Finance Administration Building, 2976 Richardson Drive, 2nd Floor, Auburn, CA 95603, (530) 889-4120).
8. Prior to the beginning of the event, including set-up, the applicant shall obtain approval from the Placer County Sheriff's Department Office, Squaw Valley Fire Department, and Alcoholic Beverage Control (ABC). Evidence of approvals shall be provided to the Placer County Planning Services Division.

9. A sound check shall be conducted on Thursday, prior to the music event on Friday. Placer County Planning Services Division staff shall be in attendance to ensure the noise levels are consistent with the allowances of the Minor Use Permit. Additionally, physical noise stations shall be established at different noise levels within the vicinity of the main stage (similar to the distances established within the noise analysis). These stations shall be manned, by a third party, during the music events with communication to the main stage/sound system controllers to control the music level should the noise readings exceed the allowed. To ensure that these noise levels are maintained, a noise meter shall be provided by the applicant, located on the project site and noise readings/measurements shall occur each half hour during the music events. This measurement will monitor the noise levels of the event and ensure that the sound levels are consistent with the requirements of the General Plan.

After each evening of music, if County Staff including the Sheriff Department receives complaints about the noise being generated from the event and it is determined the noise levels are creating a public nuisance, the music systems and/or devices shall be reduced in decibels.

10. Signs promoting the event may be erected three weeks in advance of the events beginning, (Squaw Valley General Plan 135.14(h)). Complete applications for the signs shall be submitted to the Placer County Planning Services Division and receive County approval. Flags and banners oriented for the audience within the private event are not subject to the Squaw Valley Sign Ordinance. All signage shall be removed by the conclusion of the event no later than the third day of clean-up.
11. Prior to the beginning of the event, including set-up, the event organizers and Squaw Valley Fire Department shall develop a communication plan for emergency purposes. This plan shall be provided to the Planning Services Division prior the beginning of the event.
12. All parking for this event shall be accommodated on the property under this permit. The applicant shall provide Placer County written permission from the property owner(s) for use of other parking facilities not owned by Squaw Valley.
13. Prior to the Thursday before the event, the applicants shall submit a security plan to the Planning Services Division for the review and approval by the Placer County Sheriff's Office and other Placer County Departments.
15. The applicant shall work closely with the Placer County Sheriff's Office with regards to security and noise abatement, this may include but not be limited to, the applicants entering into a contract with the Placer County Sheriff office for increased security during the Winter Wonder Grass Music and Brew Festival event.
16. The applicant shall, upon written request of the County, defend, indemnify, and hold harmless the County of Placer, the County Board of Supervisors, and its officers, agents, and employees, from any and all actions, lawsuits, claims, damages, or costs, including attorney's fees awarded by a certain development project known as the Winter Wonder Grass Music and Brew Festival Minor Use Permit Modification PLN14-00184. The applicant shall, upon written request of the County, pay or, at the County's option, reimburse the County for all costs for preparation of an administrative record required for any such action, including the costs of transcription, County staff time, and duplication.

The County shall retain the right to elect to appear in and defend any such action on its own behalf regardless of any tender under this provision. This indemnification obligation is intended to include, but not be limited to, actions brought by third parties to invalidate any determination made by the County under the California Environmental Quality Act (Public Resources Code Section 21000 et seq.) for the Project or any decisions made by the County relating to the approval of the Project. Upon request of the County, the applicant shall execute an agreement in a form approved by County Counsel incorporating the provision of this condition (County Counsel).



COUNTY OF PLACER
Community Development/Resource Agency

Michael Johnson, AICP
Agency Director

**ENGINEERING AND
SURVEYING DIVISION**

Richard Eiri, Deputy Director

MEMORANDUM

TO: Stacy Wydra, Planning Services Division
Nicole Hinkle, Planning Services Division

DATE: *Rev.- Dec. 31, 2014*

FROM: Andy Deinken, Engineering and Surveying Division

SUBJECT: PLN14-00184: Winter Wonder Grass Music and Brew Festival, annual three-day event; 1912 Chamonix Place; Olympic Valley; Squaw Valley Resort, LLC; (APN: 096-540-016)

The applicant requests approval of an annual three-day event, which will utilize temporary tent structures at the Olympic Village Lodge parking lot at 1912 Chamonix Place in Olympic Valley. The application is a modification to prior Use Permit PMPB 20130287 (Last Chair Music Festival). The Engineering and Surveying Division (ESD) supports the Development Review Committee's recommendation for the Minor Use Permit application subject to the following recommended conditions of approval:

1. A Traffic Control Plan shall be reviewed and approved by the Placer County Department of Public Works Traffic Engineer at least one week prior to the event.
2. At least one week prior to the event, the location of all proposed temporary structures (vending areas, stages, restrooms, tents, etc.) shall be reviewed and approved by the local serving fire protection district to ensure no obstruction to the emergency access ways.
3. Appropriate BMPs (Best Management Practices) for stormwater quality and erosion control shall be installed and maintained for the protection of Squaw Creek. This shall include, but not be limited to, adequate number of trash receptacles within the vicinity of the creek.
4. Per the project description submitted with the application, it does not appear any underground disturbance is anticipated. Nevertheless, applicant is responsible for contacting all utility companies for verification of the locations of all underground facilities where such facilities may conflict with proposed improvements (stakes for proposed tent structure, or similar).
5. Plowing of snow from unpaved areas is prohibited.



Placer County Health and Human Services Department

Jeffrey S. Brown, M.P.H., M.S.W.
Department Director

Wesley G. Nicks, R.E.H.S.
Environmental Health, Director

MEMORANDUM

DEPARTMENT OF HEALTH & HUMAN SERVICES ENVIRONMENTAL HEALTH SERVICES

To: Zoning Administrator

From: Justin Hansen
Land Use and Water Resources Section

Date: December 2, 2014

Subject: PLN 14-00184, Winter Wonder Grass Music and Brew Festival, APN 096-540-016

Environmental Health Services has completed our review of the subject project and have the following recommended conditions of approval:

1. Adequate toilet facilities, with handwashing, shall be available for the event.
2. Adequate receptacles shall be available for solid waste collection. Solid waste shall be removed to a sanitary landfill at the close of the event.
3. Contact Environmental Health Services Consumer Protection Section, (530)581-6240 regarding temporary food facility permit requirements associated with the event. All food handling operations shall comply with the requirements of Placer County Code and the Cal Code.
4. Bear resistant garbage containers required.

ve Neal Forest, Tahoe CX

RECEIVED

Chamonix Pl

Chamonix Pl

Law Creek

Squaw Creek

